



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Lisa Feldt
Director

E-MAIL TRANSMITTAL

Interagency Water/Sewer Map Amendment Review

January 20, 2017

TO: Beth Kilbourne, Rufus Leeth, and Luis Tapia, Development Services Group
Washington Suburban Sanitary Commission

Richard Weaver, Area 3 Planning Team, M-NCPPC
Maryland – National Capital Park and Planning Commission

Geoffrey Mason, Parks Planning & Stewardship Division
Maryland – National Capital Park and Planning Commission

Gene von Gunten, Well and Septic Section
Department of Permitting Services

FROM: George Dizelos, Planner II, Water and Wastewater Policy Group
Department of Environmental Protection

SUBJECT: WATER/SEWER CATEGORY CHANGE REQUEST REVIEW – **2017-Q2 REVIEW GROUP**

Attached with this message and posted to www.montgomerycountymd.gov/waterworks is a PDF that includes six (6) new individual water/sewer service area category change requests (WSCCRs) for your review and comment. These requests will be considered as proposed amendments to the County's *Comprehensive Water Supply and Sewerage Systems Plan*. I would greatly appreciate receiving your review comments on these requests no later than Monday, February 20, 2017. Please notify me before February 13th if this schedule is not feasible.

DEP will develop and announce a schedule for administrative delegation hearing AD 2017-2, which will include all eligible FY 2017 second quarter requests. We will provide a notice of that hearing 30 days prior to the hearing date. At this time DEP has not identified any requests in this review packet anticipated for County Council consideration, although three requests—as noted below—are pending an action path decision. DEP's recommendation process for these requests, and any other requests for that matter, will be based in part on the review comments your agencies provide.

Note that the listing of the following requests under the administrative process versus the Council process is a preliminary determination and certainly subject to change as they proceed through the review process.

Anticipated Administrative Action WSCCRs

17-CLO-01A.....Morse
17-OLN-01A.....Miller
17-TRV-04A.....Hays

Anticipated Council Action WSCCRs

None identified at this time.

Anticipated Action Not Yet Determined

17-GBG-01A.....Gilman
17-TRV-05A.....Meni
17-TRV-06A.....Gill

Note that with this review packet, DEP-WWPG is working to reestablish a quarterly review schedule. Please do not hesitate to contact me at George.Dizelos@montgomerycountymd.gov or at 240-777-7755 if you have any questions concerning these category change requests or the review schedules.

GJD: gjd

R:\Programs\Water_and_Sewer\CCRs\CCR-Review-Process\2017CCR-review-process\2017-Q2\2017-q2--review-pckt--_memo-tables-only.docx

cc: Agencies

Dave Lake and Alan Soukup, DEP-WWPG
Keith Levchenko, County Council
Katherine Nelson, Area 3 Planning, M-NCPPC
Pam Dunn, Functional Planning, M-NCPPC
Mark Pfefferle & Cathy Conlon, Development Applications & Regulatory Coordination, M--NCPPC
Ray Chicca, Development Services, WSSC
D. Lee Currey, Water Management Administration, MDE
Steven Allan, MDP

Category Change Applicants & Interested Parties

17-CLO-01A.....Malcolm & Gale Morse Trust
.....Ken Jones, Macris Hendricks & Glascock, P.A.
17-GBG-01A.....Wayne Gilman
17-OLN-01A.....Mark W. & Thanhtam T. Miller
17-TRV-04A.....Cheryl Hays
17-TRV-05A.....James & Evette Meni
17-TRV-05A.....Lisa W. Gill

Civic Organizations and Other Public Interest Groups

Audubon Naturalist Society
West Montgomery County Citizens' Association
The Glen Preservation Foundation
Greater Olney Civic Association
Cloverly Civic Association

Adjacent and Confronting Property Owners

DEP will send a notice to each owner of properties adjacent to and confronting these category change request sites advising them about the filing of these requests.

WSSCR 17-CLO-01A: Malcolm & Gale Morse Trust (for Chinmaya Mission)

Anticipated Action Path: Undetermined

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification				
<ul style="list-style-type: none"> Norwood Rd., Silver Spring Parcel P105, Snowdens Manor (acct. no. 00271401) Map tile: WSSC – 220NE01; MD –JS51 South side of Norwood Rd., east of and opposite Crimson Spire Ct. RE-2C Zone; 17.81 acres Cloverly Planning Area Cloverly Master Plan (1997) Northwest Branch Watershed (MDE Use IV) <u>Existing use</u>: Unimproved, Wooded <u>Proposed use</u>: Chinmaya Mission - Religious assembly for up to 1,500 people, Senior living facility for 100 tenants, temple for up to 100 people, townhome for religious leader* 	<p>Existing – Requested – Service Area Categories</p> <table> <tr> <td>W-4</td><td>W-1</td></tr> <tr> <td>S-5</td><td>S-3</td></tr> </table> <p><u>Applicant's Explanation</u></p> <p>"Category change as necessary to provide water and sewer service to proposed development of the property by the contract purchaser."</p> <p><i>*DEP note: The proposed PIF user has prepared a development plan for this site (see page 4).</i></p>	W-4	W-1	S-5	S-3
W-4	W-1				
S-5	S-3				

Agency Review Comments

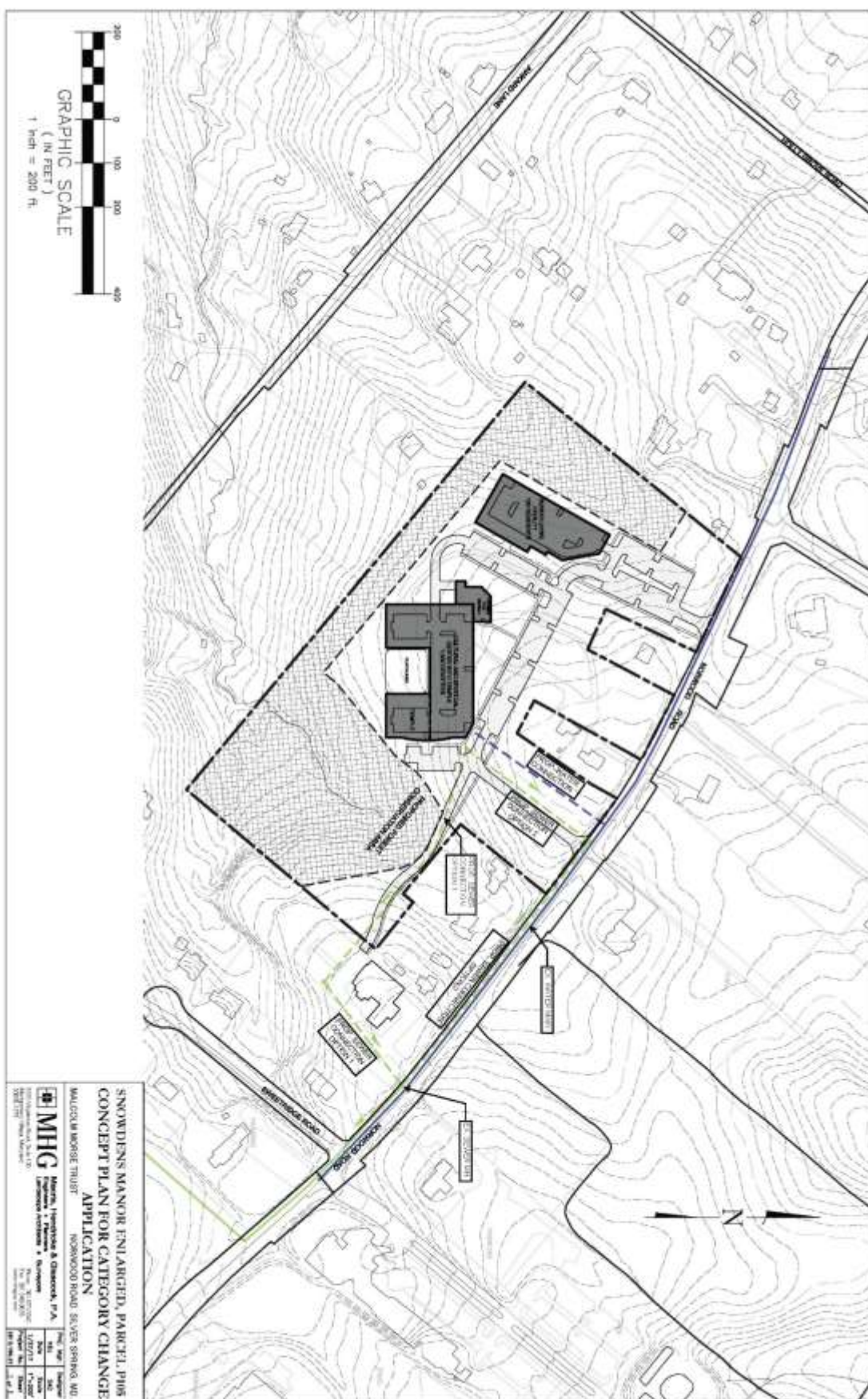
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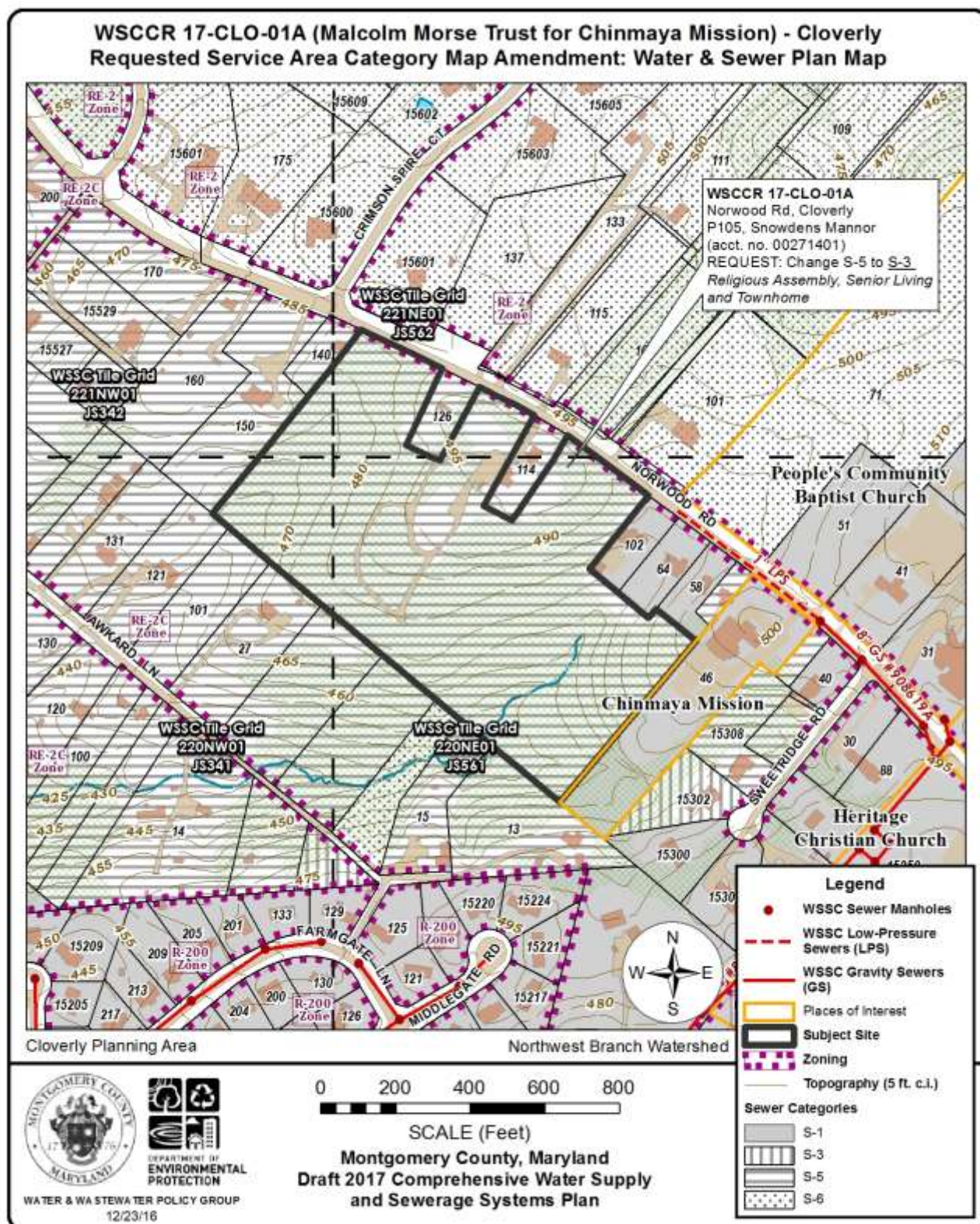
M-NCPPC – Planning Dept.:

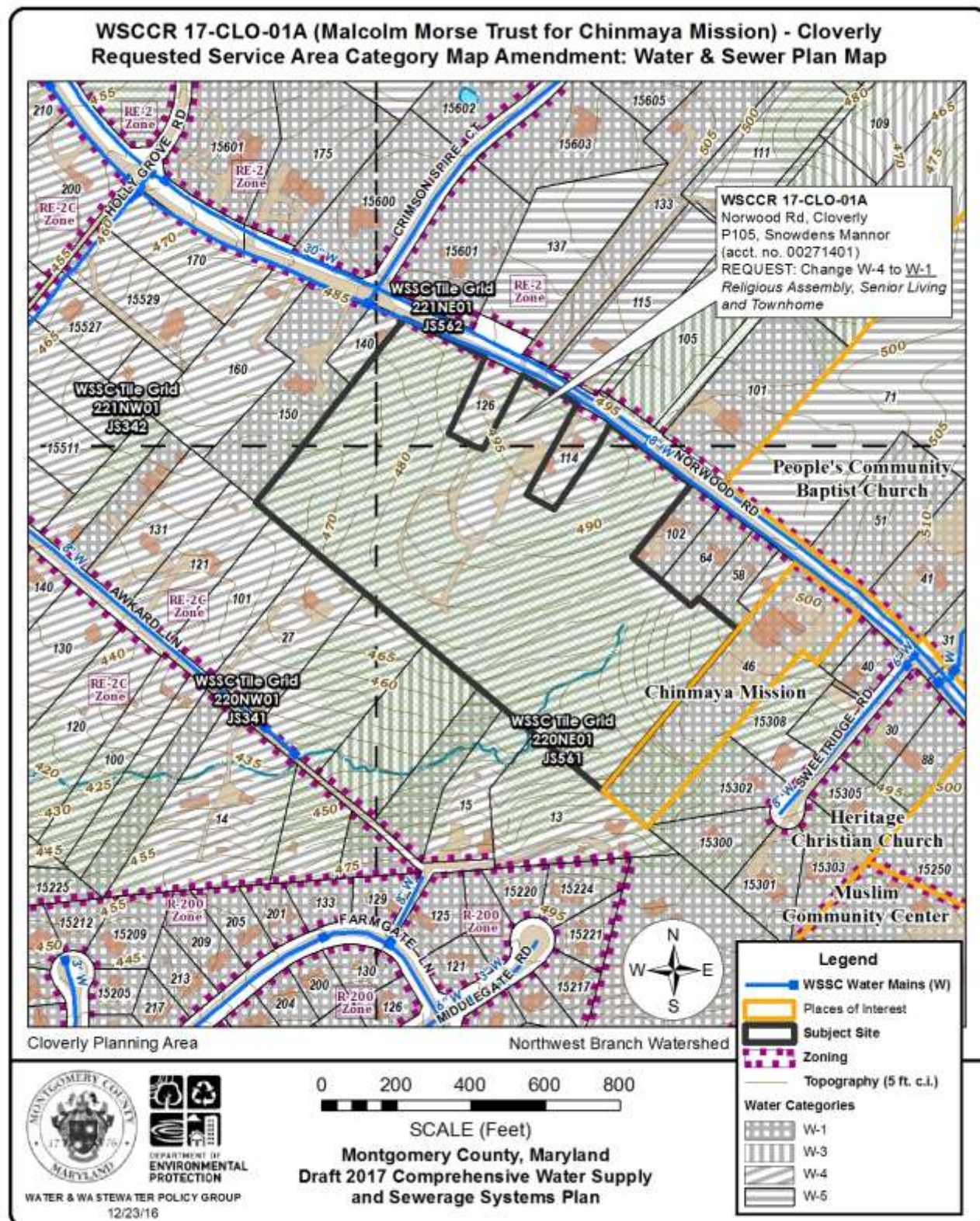
M-NCPPC – Parks Planning:

WSSC - Water:

WSSC - Sewer:







Request No. 1

WSSCR 17-GBG-01A: Wayne Gilman

Anticipated Action Path: Undetermined

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification						
<ul style="list-style-type: none">• 20101 Watkins Mill Rd., Gaithersburg• Parcel P022, Williams Range (acct. no. 01744732)• Map tile: WSSC – 228NW10; MD –FR32• North side of Watkins Mill Rd. northwest of the intersection of Apple Ridge Rd.• RE-200 Zone; 1.95 acres• Gaithersburg Vicinity Planning Area Gaithersburg Vicinity Master Plan (1985)• Middle Great Seneca Creek Watershed (MDE Use I)• <u>Existing use</u>: Single Family Home• <u>Proposed use</u>: "4 houses"	<table><tr><th colspan="2"><u>Existing – Requested – Service Area Categories</u></th></tr><tr><td>W-6</td><td>W-1</td></tr><tr><td>S-6</td><td>S-1</td></tr></table> <p><u>Applicant's Explanation</u></p> <p>"Listed as acreage, well and septic. Need to be changed to lot with water and sewer so that houses can be built."</p>	<u>Existing – Requested – Service Area Categories</u>		W-6	W-1	S-6	S-1
<u>Existing – Requested – Service Area Categories</u>							
W-6	W-1						
S-6	S-1						

Agency Review Comments

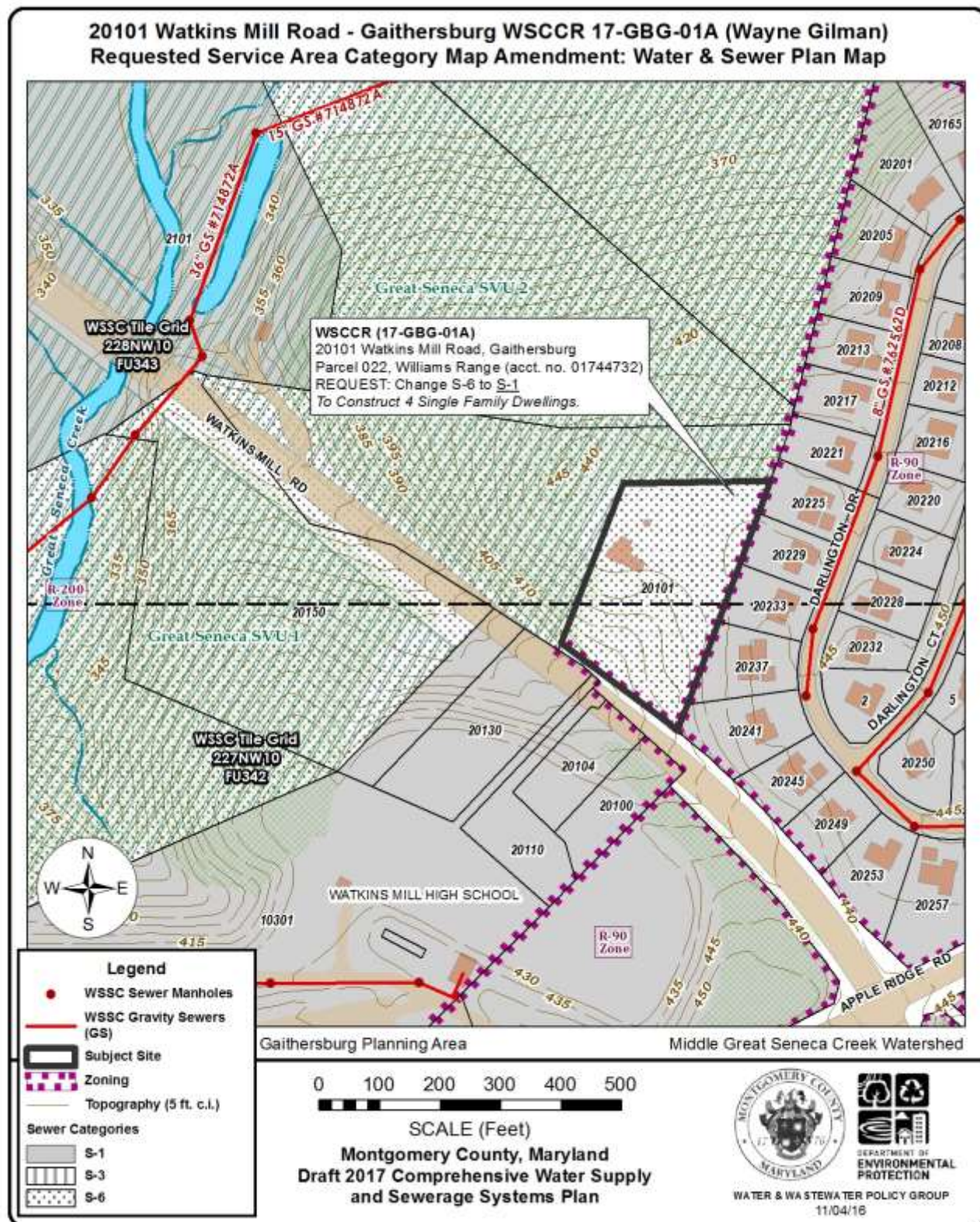
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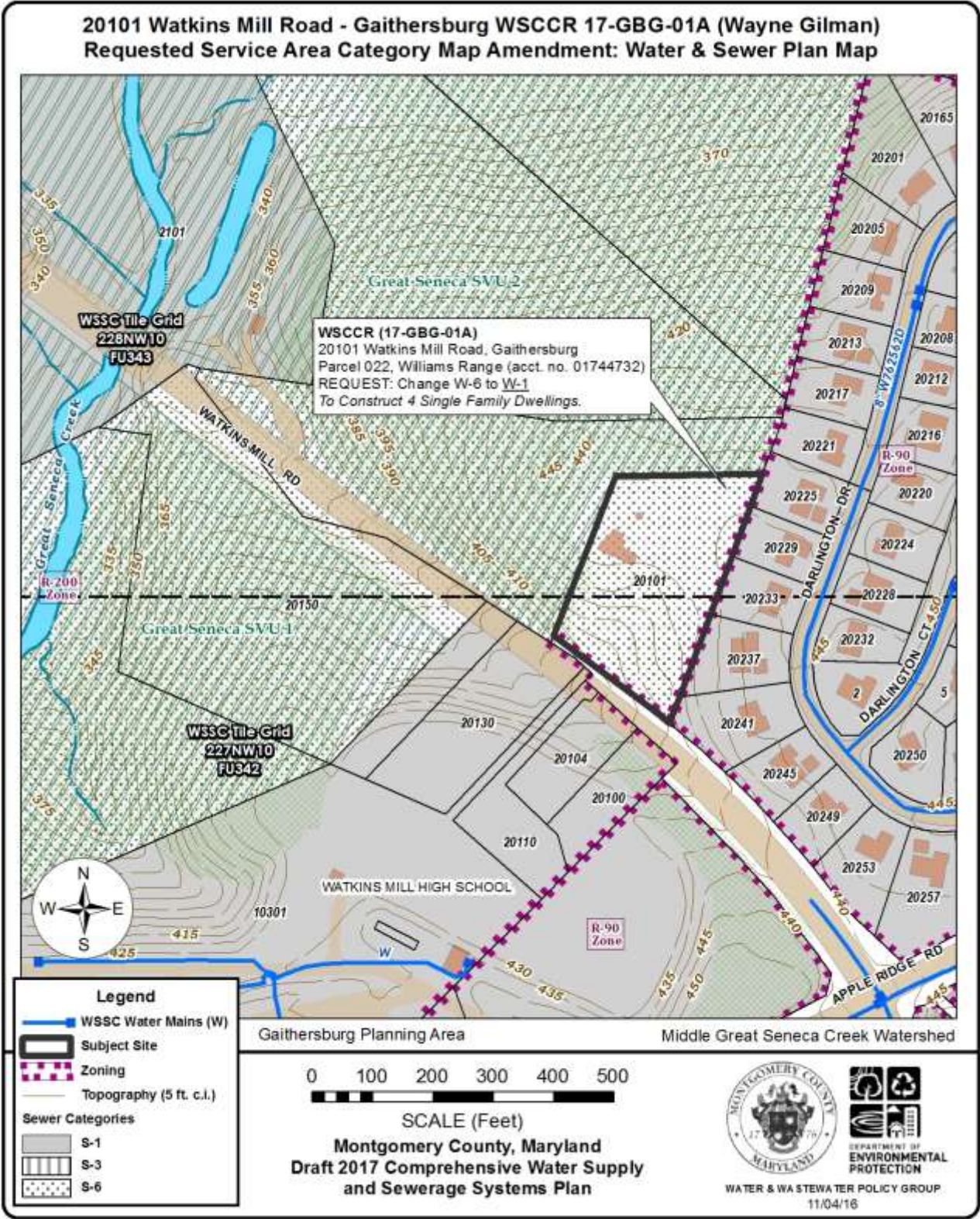
M-NCPPC – Planning Dept.:

M-NCPPC – Parks Planning:

WSSC - Water:

WSSC - Sewer:





WSSCR 17-OLN-01A: Mark W. & Thanhtram T. Miller

Anticipated Action Path: AD-2017-2

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
<ul style="list-style-type: none"> • 18111 Bowie Mill Rd., Olney • Lot P21, Block A, Olney Acres (acct. no. 0072470) • Map tile: WSSC – 224NW05; MD –HT22 • South side of Bowie Mill Rd west of the intersection of Cashell Rd. • RE-1 Zone; 3.49 acres • Olney Planning Area Olney Master Plan (2005) • Upper Rock Creek Watershed (MDE Use III) • <u>Existing use</u>: Improved, Single Family House (Built 1958) • <u>Proposed use</u>: Provide public water service for the existing-Single Family House 	<p><u>Existing – Requested – Service Area Categories</u></p> <p>W-5 W-1 S-6 S-6 (No Change)</p> <p><u>Applicant's Explanation</u></p> <p>"Tests have been performed to determine if a future adequate septic system can be placed in the backyard. The test results do not show favorably for a septic system in the backyard. Since the well is in the front yard, it would be best to connect it to public water service. This will free up the front yard for a new septic system."</p>

Agency Review Comments

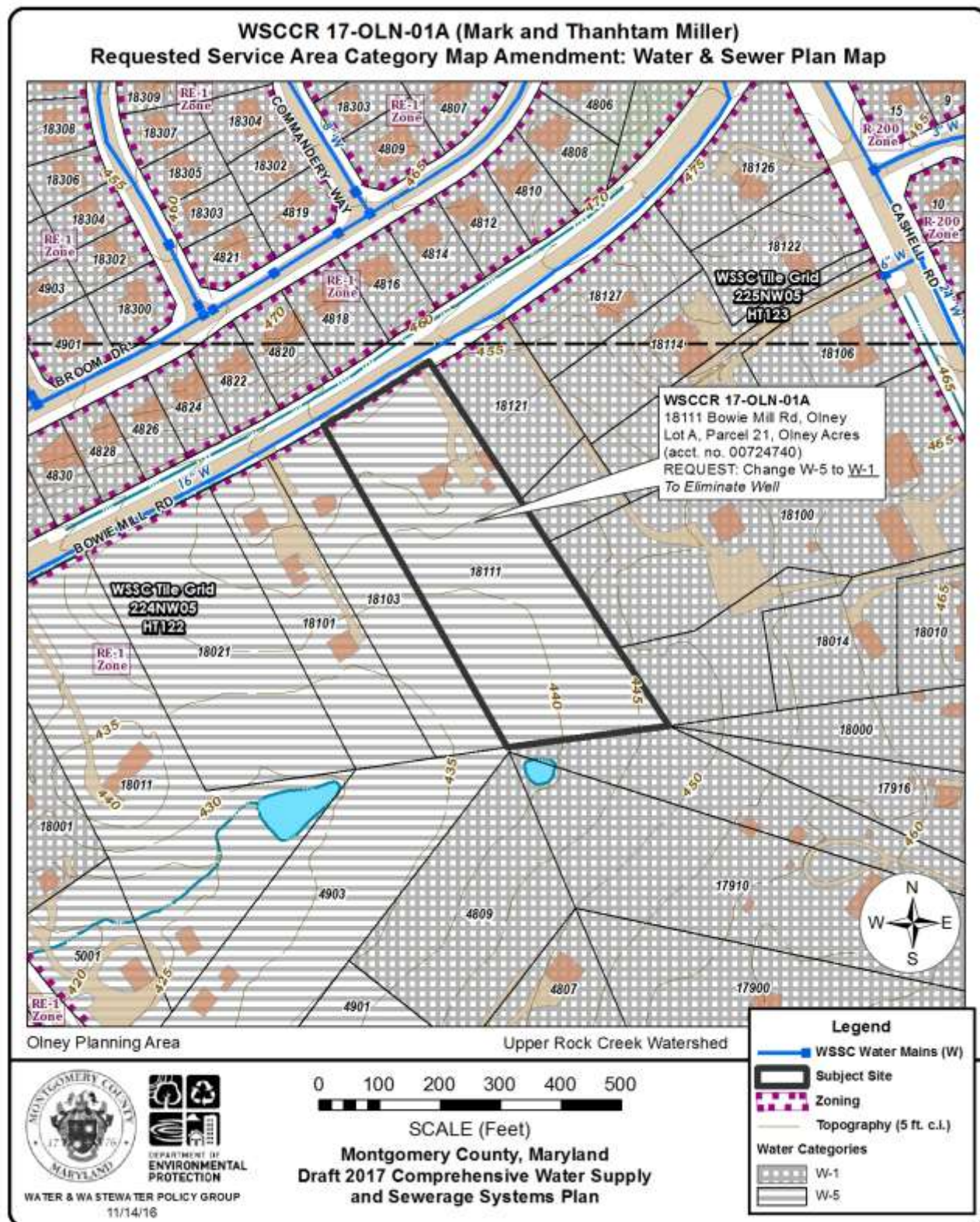
DPS:

M-NCPPC – Planning Dept.:

M-NCPPC – Parks Planning:

WSSC - Water:

WSSC - Sewer: *(not requested)*



WSSCR 17-TRV-04A: Cheryl Hays

Anticipated Action Path: AD-2017-2

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification				
<ul style="list-style-type: none"> 14205 Marian Dr., Rockville Lot 13, Block A, Hunting Hill (acct. no. 00047382) Map tile: WSSC – 219NW09; MD –FR53 East side of Marian Dr. southwest of the intersection of Glen Mill Rd. RE-200 Zone; 1.02 acres Travilah Planning Area Potomac Subregion Master Plan (2002) Watts Branch Watershed (MDE Use I) <u>Existing use</u>: Improved, Single Family House (Built 1959) <u>Proposed use</u>: New Single Family House 	<p><u>Existing – Requested – Service Area Categories</u></p> <table> <tr> <td>W-1</td><td>W-1 (No Change)</td></tr> <tr> <td>S-6</td><td>S-1</td></tr> </table> <p><u>Applicant's Explanation</u></p> <p>"We desire a connection to public water and sewer. Our plans consist of replacing the existing house. We have already spoken with WSSC and they have informed us that the sewer connection can be provided by the abutting main. As such, we request advance service action to be granted for this application."</p> <p><i>DEP note: Advanced connection approval was granted on 11-1-16, property is eligible for a single sewer service connection under the abutting mains service policy in the County's Water and Sewer Plan.</i></p>	W-1	W-1 (No Change)	S-6	S-1
W-1	W-1 (No Change)				
S-6	S-1				

Agency Review Comments

DPS:

M-NCPPC – Planning Dept.:

M-NCPPC – Parks Planning:

WSSC - Water: *(not requested)*

WSSC - Sewer:



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Lisa Feldt
Director

MEMORANDUM

November 1, 2016

TO: Luis Tapia, Manager, Permit Services Unit, Development Services Group
Washington Suburban Sanitary Commission

FROM: George Dizelos, Environmental Planner II, Water and Wastewater Policy Group
Department of Environmental Protection

SUBJECT: Request to Provide a Single Sewer Service Connection

This is to request that WSSC accept and act on an application to provide public sewer service for the following property:

Property Address & Identification	Owner – Est. Date	Abutting Main - 200' Tile	WSSCR No.
14205 Marian Dr., Rockville Lot 13 Block A, Hunting Hill Est; acct. no. 00047382 (tax map FR53)	Cheryl Hays House Built: 1959	8" gravity sewer (#054169Z) Marian Drive. – built: 2006 (WSSC tile 219NW09)	WSSCR 17-TRV-04A

Our records show that the existing house located on the subject property was constructed in 1959, prior to construction of the abutting sewer main in 2006. Given this, the property is eligible for a single sewer service connection under the abutting mains service policy in the County's Water and Sewer Plan.

DEP will address the service area category change amendment cited above, which seeks to change the existing S-6 sewer category to S-1, allowing the provision of public sewer service. However, it will take our office some time to process and approve this request, and the owner has indicated a need to proceed with the service to this site.

WSSC may install the requested sewer service connection and approve on-site plumbing permits in advance of DEP's approval of the associated service area category change. The County's Water and Sewer Plan allows DEP to direct WSSC to provide public service for cases which clearly satisfy the abutting mains policy.

If you have any questions concerning this request, please contact me at 240-777-7755

Attachment: Service Area Category Map (see pg. 3)

GJD:gjd

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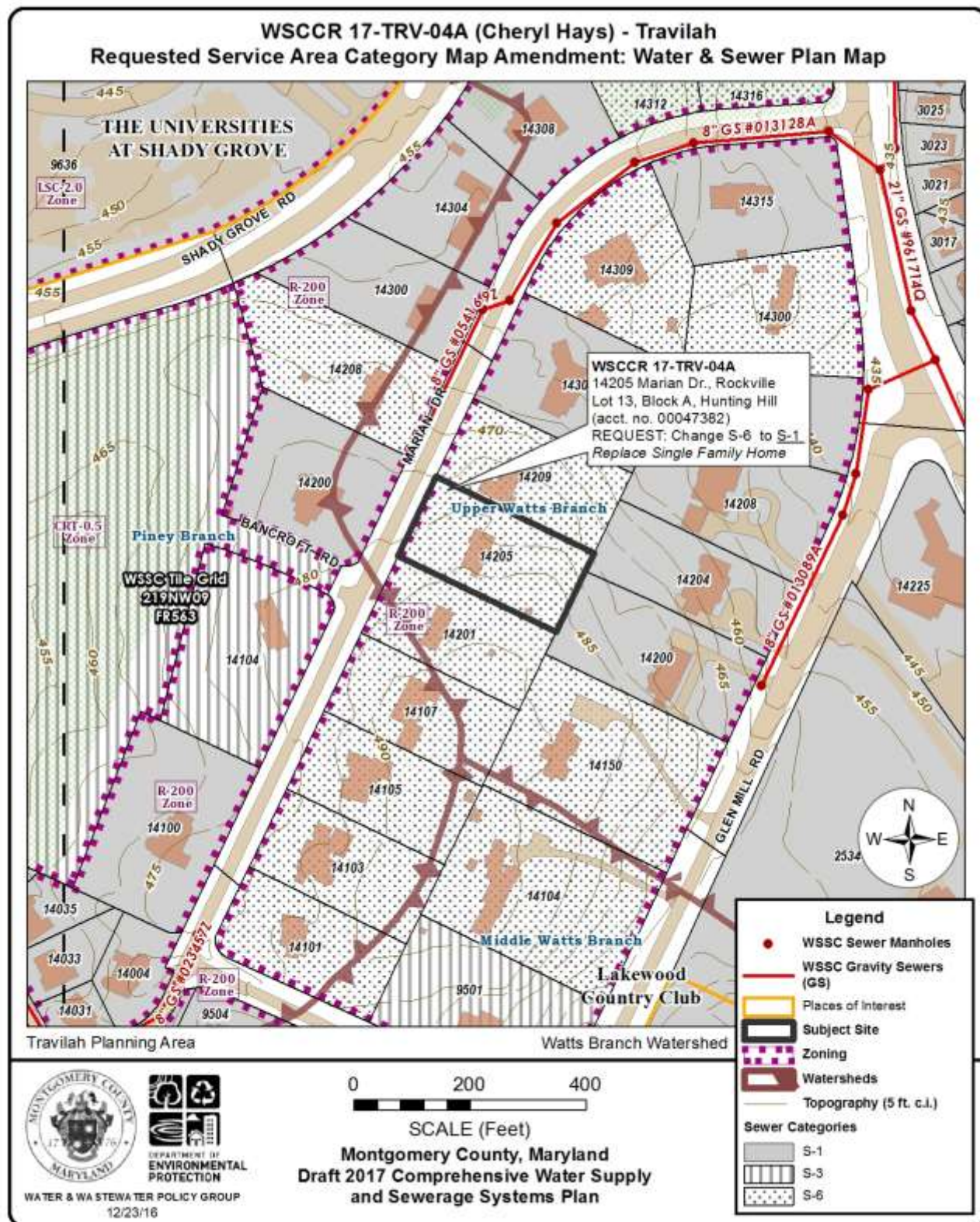
Office of the Director • Water and Wastewater Policy Group

255 Rockville Pike, Suite 120 • Rockville, Maryland 20850-4166 • 240-777-7755, FAX 240-777-7715

Luis Tapia
November 1, 2016

Page 2

cc: Lisa Sine, April Snyder, and Sharon Spruill, Development Services Group/Permit Services, WSSC
Ray Chicca, Development Services Group, WSSC
Pamela Dunn, Functional Planning Team, M-NCPPC
Kipling Reynolds & Katherine Nelson, Area 3 Planning Team, M-NCPPC
Gene Von Gunten, Well and Septic Section, DPS
Keith Levchenko, County Council
Dave Lake & Alan Soukup, DEP-WWPG
Cheryl Hays



WSSCR 17-TRV-05A: James & Evette Meni

Anticipated Action Path: Undetermined

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
<ul style="list-style-type: none"> • 13120 River Rd., Potomac • Lot 11, Merry-Go-Round Farm (acct. no. 01738514) • Map tile: WSSC – 215NW13; MD –EQ42 • South corner, intersection of River Rd. and Luvie Ln. • RE-2 Zone; 4 acres • Travilah Planning Area Potomac Subregion Master Plan (2002) • Blockhouse Point Tributaries (Potomac River) Watershed (MDE Use I) • <u>Existing use</u>: Improved, Single Family House (Built 1978) • <u>Proposed use</u>: water and sewer service for the existing Single Family House 	<p><u>Existing – Requested – Service Area Categories</u></p> <p>W-6 W-1 S-6 S-3</p> <p><u>Applicant's Explanation</u></p> <p>"Have experienced two backups and have concerns for another potential failure due to accelerated pumping of septic. After the second field was installed we were pumping every 2 years. Now we have gone to annual pumping, creating concerns regarding the potential failure."</p>

Agency Review Comments

DPS:

M-NCPPC – Planning Dept.:

M-NCPPC – Parks Planning:

WSSC - Water: (DEP note: The applicant has indicated that the property has WSSC water service. Please verify an existing water service account for this property.)

WSSC - Sewer:

(Mapping combined with 17-TRV-06A on pages 19 - 20)

WSSCR 17-TRV-06A: Lisa W. Gill

Anticipated Action Path: Undetermined

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
<ul style="list-style-type: none"> • 13100 River Rd., Potomac • Lot 12, Merry-Go-Round Farm (acct. no. 01760413) • Map tile: WSSC – 215NW13; MD –EQ42 • South side of River Rd. southeast of the intersection of Luvie Ln. • RE-2 Zone; 3.9 acres • Travilah Planning Area Potomac Subregion Master Plan (2002) • Blockhouse Point Tributaries (Potomac River) Watershed (MDE Use I) • <u>Existing use</u>: Improved, Single Family House (Built 1979) • <u>Proposed use</u>: water and sewer service for the existing Single Family House 	<p><u>Existing – Requested – Service Area Categories</u></p> <p>W-6 W-1 S-6 S-3</p> <p><u>Applicant's Explanation</u></p> <p>"1. Potential for septic system failure due to the age of the property (constructed in 1979). 2. Nearby homeowners have been able to connect to public system."</p>

Agency Review Comments

DPS:

M-NCPPC – Planning Dept.:

M-NCPPC – Parks Planning:

WSSC - Water: (DEP note: The applicant has indicated that the property has WSSC water service. Please verify an existing water service account for this property.)

WSSC - Sewer:

